

Flat 59 Old Art College,  
 Clarence Place  
 Newport  
 NP19 0LY

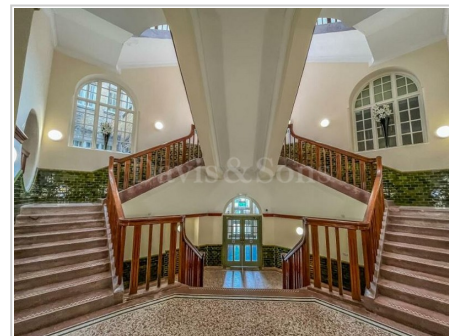
Guide price Â£135,000



- 2 Bedroom
- Fantastic city views
- City centre location
- Walking distance to local city restaurants and shops.
- Grade 11 listed building
- Total floor area 74 sq metres
- Top floor flat
- Council tax band C

**Ref: PRC12933**

Viewing Instructions: Strictly By Appointment Only



## General Description

FOR SALE BY AUCTION - PATTINSON 01215920469.  
VIEWINGS VIA DAVIS & SONS 01633243515. br />Grade 11 listing building converted into modern living apartments. This apartment benefits from 2 bedrooms and fantastic views of the city centre. The apartment is within walking distance of the city centre, Friars Walk restaurants, shops, University and excellent road links to the M4.  
VIEWING IS HIGHLY RECOMMENDED.

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## Accommodation

### Introduction

We are pleased to be advertising on behalf of Pattinson Auctions this Grade 11 listed modern 2 bedroom apartment with fantastic city views across the Usk River. Many original feature have been retained in the entrance hallway with sweeping staircase etc taking you to the apartment. Great first buy or investment.  
Viewing via Davis & Sons are highly recommended.

Newport Art College is a Grade II-listed building in the city centre. The red-brick building with a copper dome stands in Clarence Place on the east bank of the River Usk, close to Newport Bridge. It was built on land purchased from Lord Tredegar and opened in September 1910. Known locally as the former "Art College". After the School of Art relocated the building fell into serious disrepair. In 2008 redevelopment began to convert the building into apartments and was completed in 2012.

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### Entrance

Via hardwood fire door into;-

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### Hallway

Plastered finish to walls and ceiling & hardwired smoke alarms. Electric wall heater, wood laminate flooring & stairs to mezzanine area. Under stairs storage area housing the water tank and meters.

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### Bathroom

Ceramic tiled floor and tiled splash backs. Low level wc, wash hand basin and panelled bath with shower over and half glass shower screen. Electric chrome towel rail.

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### Bedroom 1 (11' 04" x 11' 04") or (3.45m x 3.45m)

Plastered finish to walls and ceiling, electric heater, a row of original feature windows and inset low voltage lighting.

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### Bedroom 2 (10' 05" x 12' 0") or (3.18m x 3.66m)

Plastered finish to walls and ceiling, a row original feature windows, electric heater. Inset low voltage lighting,

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### Mezzanine area

Stairs up to mezzanine area.

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Open plan kitchen / living / dining room (20' 07" Min x 12' 07" Min) or (6.27m Min x 3.84m Min)

L shape.Plastered finish to all walls and ceiling, inset low voltage lighting. Hard wired smoke alarms. The kitchen is fitted with wall and base units, integrated fridge / freezer, washing machine, dishwasher, electric oven, hob and extractor hood over. Tiling to splash backs, stainless steel sink, drainer and modern hose style taps. Ceramic tiled floor. Lounge / dining area with balcony over looking the lower floor and views across the city centre from the row of original feature windows. Two electric heaters inset low voltage lighting. Small area off near the stairs measuring Approx 9ft sq.

Lease information

We are advised 987 years left on the lease  
Approx service charge & ground rent Â£2,000 p.a.

Services

Mains electricity, mains water, mains drainage

EPC Rating:77

Tenure

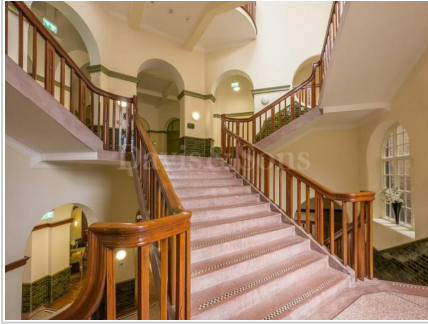
We are informed that the tenure is Leasehold

Council Tax

Band Not Specified







*All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.*